006.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,021,900	/	1,021,900
USE VALUE:	1,021,900	/	1,021,900
ASSESSED:	1,021,900	/	1,021,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	B.F. ARLINGTON PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	220 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRAIMAN BEATRICE -
Owner 2:	B.F. ARLINGTON PROPERTIES LLC -
Street 1:	4428 GREAT MEADOW RD
Twn/City:	DEDHAM
St/Prov:	MA Cntry:
Postal:	02026

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 3345 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7200.000	508,000	5,100	508,800	1,021,900
Total Card	0.165	508,000	5,100	508,800	1,021,900
Total Parcel	0.165	508,000	5,100	508,800	1,021,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.50 | /Parcel: 305.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 5292
GIS Ref:
GIS Ref:
Insp Date: 10/21/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	508,000	5100	7,200.	508,800	1,021,900	1,021,900	Year End Roll	12/18/2019
2019	104	FV	388,600	5100	7,200.	540,600	934,300	934,300	Year End Roll	1/3/2019
2018	104	FV	388,600	5100	7,200.	394,300	788,000	788,000	Year End Roll	12/20/2017
2017	104	FV	363,600	5100	7,200.	343,400	712,100	712,100	Year End Roll	1/3/2017
2016	104	FV	363,600	5100	7,200.	292,600	661,300	661,300	Year End	1/4/2016
2015	104	FV	322,400	5100	7,200.	286,200	613,700	613,700	Year End Roll	12/11/2014
2014	104	FV	322,400	5100	7,200.	235,300	562,800	562,800	Year End Roll	12/16/2013
2013	104	FV	336,000	5100	7,200.	223,900	565,000	565,000		12/13/2012

!561!

PRINT: Date 12/10/20 | Time 16:19:44

LAST REV: Date 11/06/17 | Time 07:56:56 | ekelly

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 561

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAIMAN BEATRIC	60417-474		11/5/2012	Convenience	10	No	No		
FRAIMAN BEATRIC	60417-472		11/5/2012	Convenience	10	No	No		
FRAIMAN BEATRIC	60417-470		11/5/2012	Convenience	10	No	No		
DEERAN JOHN/ETA	27769-411		10/15/1997		259,000	No	No		Y

USER DEFINED

Prior Id # 1:	5292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/1999	277	Manual	750					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
4/7/2009	Meas/Inspect	345	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
8/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7200		Sq. Ft.	Site		0	80.	0.88	1									508,798						508,800	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 508,798 | Spl Credit | Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99653459
Const Adj.:	0.99980003
Adj $ / SQ:	169.377
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736304
Depreciation:	228254
Depreciated Total:	508049

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	4	M
Totals			
2	13	6	

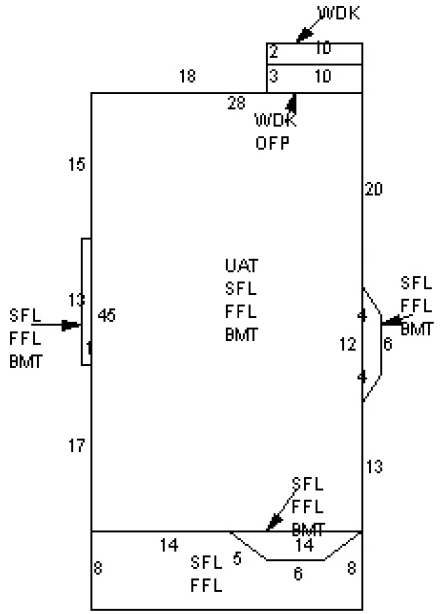
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.38
Special Features:	0	Val/Su Net:	107.04
Final Total:	508000	Val/Su SzAd	167.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,515	169.380	256,606
SFL	Second Floor	1,515	169.380	256,606
BMT	Basement	1,321	50.810	67,124
UAT	Upper Attic	315	118.560	37,348
WDK	Deck	50	16.000	800
OFP	Open Porch	30	43.990	1,320

Net Sketched Area:	4,746			Total:	619,804
Size Ad	3030	Gross Are	5691	FinArea	3345

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X18	A	AV	1915	21.31	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100